

REGULAR MEETING OF THE HOUSING AUTHORITY
OF THE CITY OF MIDDLETOWN

August 8, 2016

The Monthly Meeting of the Housing Authority of the City of Middletown was held at the Middletown Housing Authority Board Room, 150 William St., Middletown, CT 06457 on Monday, August 8, 2016.

Chairman Noglow called the meeting to order at 5:09 p.m. and called the roll.

PRESENT: Evan Noglow, Chairman, Sebastian Santacroce, Vice Chairman; Phil Cacciola, Commissioner,

ALSO PRESENT: William Vasiliou, Secretary; Tom Guzzi, Financial Manager; , John Boccalatte, Esq.

ABSENT: Izzy Greenberg, Commissioner, Senova Stone, Commissioner

PUBLIC SESSION: None

FOLLOW-UP REPORT: None

APPROVAL OF MINUTES: : On motion by Commissioner Cacciola, seconded by Vice Chairman Santacroce, It was unanimously voted to approve the minutes of the July 11, 2016 meeting as submitted

APPROVAL OF BILLS: On motion by Vice Chairman Santacroce; seconded by Commissioner Cacciola, it was unanimously voted to approve the bills as submitted.

ACCOUNTS RECEIVABLE: Secretary Vasiliou reported on the 7/31/16 A/R report which shows decreases of \$3231.39 for Conn 9-2, \$1076.59 for Conn 9-3, \$1253.29 for Conn 9-4, and \$4896.60 for State Family; Increases of \$32.00 for Conn 9-5, and \$17.45 For E-101 were also reported. Overall it was a very good month.

LEGAL ACTION: Atty. Boccalatte stated the report dated 7/29/16 shows a very active month with 5 new Summary Process cases open, which is above average; , and collections were ok.

FINANCIAL: Mr. Guzzi reported that we need to update our signatures and signer information at Liberty Bank.

SECTION 8: Secretary Vasiliou reported that as of 8/5/16, 860 Section 8 units are in place; \$706.73 is the average paid per participant in the program. There will be a briefing held the 10th of the month for release of vouchers.

PERSONNEL: None

MAINTENANCE: 181 work orders completed in July.

MODERNIZATION: TS: Awaiting close out documents from roofing contractor, repairs being made to azek soffits in selected locations due to temperature sensitivity. Azek rep is reviewing. Maplewood: contract is signed , there is a major effort to rehab with residents in place. MM: roofs/windows-contract is signed. Eversource incentives being explored for windows and lighting for various complexes. SHRP/MR: nearing completion on Daddario Rd. Re-roof work is about 100% complete. Architect completed punch list on Long Lane. Construction office has been relocated to Rogers Rd.

OLD BUSINESS: None

NEW BUSINESS: None

OTHER BUSINESS: None

There being no further business to come before the Commission, on motion by Commissioner Cacciola, seconded by Vice Chairman Santacroce, it was unanimously voted to adjourn the monthly meeting at 5:34 p.m.

William Vasiliou
Secretary